

MASIPALA WASE **THEEWATERSKLOOF** MUNICIPALITY MUNISIPALITEIT

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Verw. No. / Ref. Nr. / Inom.yesal.
28 May 2019

LRC for CWP Tesselaarsdal
Mr. S R Young

Email: sryoung@twk.co.za

Dear Mr. Young

We refer to your letter and after careful consideration of your submission we wish to advise as follows:

1. RDP Housing with no washing hygiene facilities
The houses that were built was according to the RDP specifications at that time
2. FLISP
FLISP was developed to enable first time home-ownership to households in the 'affordable or gap' market, that is, people earning between R3 501 and R22 000 per month. Individuals in these salary bands generally find it hard to qualify for housing finance; their income is regarded as low for home loan (mortgage or pension/provident backed loan), but too high to qualify for the government 'free-house' subsidy scheme. Depending on the applicant's gross monthly income, their once-off FLISP subsidy qualifying amount may vary between R27 960 and R121 626, as defined in the FLISP Subsidy Quantum. As FLISP is a government-backed initiative, the Department of Human Settlement administers and processes applications for a FLISP subsidy. Once you've been pre-approved for a home loan, apply for a FLISP subsidy at your local Department of Human Settlement office, or call the National Housing Finance Corporation on 0860 011 011.
3. Tourism Assistance / Training
The Municipality is in the process of drafting a strategy that will speak to skills development, access to business infrastructure and resources. As soon as the strategy is adopted, a formal communication will be distributed to the relevant stakeholders.

4. Title Deeds

There is a legal duty on the municipality to ensure that where ownership of immovable property is transferred to housing beneficiaries, a title deed is eventually delivered. Many beneficiaries, in a number of historic subsidised human settlement developments, have not yet received formal ownership of such properties evidenced by a Title Deed issued by the Registrar of Deeds. The municipality has determined that many original beneficiaries in these developments did not receive transfer of these properties, and subsequently did not receive title deeds. Further to this, many of the original beneficiaries are not in occupation of the affected properties and can for the most part not be traced. Transferring ownership of affected properties to original beneficiaries regardless of whether they are in occupation of the affected property, as some interpretations of the legal framework suggest is required, will result in many occupying households being vulnerable to eviction. The implementation of the standard operating procedure will be subject to the applicable policies, legislation and Housing Authority Policies and By-Laws. The general procedure is PROPERTY ANALYSIS, BENEFICIARY VERIFICATION, IDENTIFICATION, ASSIGNING OF DEED OF SALES AND APPOINTMENT OF ATTORNEYS. Individual cases that pose specific challenges have been identified and are being resolved as per the process. We would like to advise that if you have a matter related to the project that you wish to discuss you bring it to our attention.

According to the MSA (Municipal Systems Act), the residents can still obtain transfer of title deeds if they set up a plan with the municipality to settle their accounts.

5. Tax Rebate

The way in which property rates are levied and how rebates are granted is prescribed by the Municipal Property Rates Act. Each Municipality determines its own rebates which are described in the Municipality's Rates Policy. Theewaterskloof Municipality has implemented the Rural Area Rebate of 75% to aid those people living in rural areas which include Tesselaarsdal.

6. Future Housing needs

Currently the municipality is in the process of reviewing its housing pipeline. This involves, amongst others, a Situational Analysis of Towns, specific Challenges including informal settlement management, matching Provincial Strategic Objectives with Current projects. The assessment includes investigating land availability, process clarity on Title deeds transfers and ultimately a roadshow aimed at data cleansing, education etc.

7. Smell of Sewerage System

A professional will be appointed to evaluate the plant and recommend best solution, be it upgrade or refurbishing.

8. Completion of Storm / Flood Channel

Funding is still a challenge. Further to the above the permission from the landowners is still an issue that needs to be dealt with carefully. We must just acknowledge the fact that we are applying for funding to complete the project, and as soon as funding becomes available we will pursue completing the project.

9. Sports Field & Change Rooms

All material was procured to start with actual building and it is expected that the transaction relating to the purchase of the Land will be concluded before 30 June 2019.

10. Clinic Shelter against weather

The need has been forwarded to department of health who is the responsible authority for all health services/health related matters.

The municipality will address the need with the department of health and the result of the discussion will be communicated via the ward committee feedback sessions.

11. Container or Room for Gym Equipment

An imminent meeting is scheduled between Joanna Visagie and the Town Manager with the delegated representation to find a proper solution for this problem.

12. Business Hub

The Budget for 2019/2020 makes provision for R242 000 to review the LED strategy. Current LED initiatives are not sufficient at this stage and alternative funding sources required. We do have a vision and plan to revive LED to have a bottom up approach from town level to inform regional LED strategy, whereas we will be compiling town level development plans to address need requirements. This will include training interventions, provision of adequate business infrastructure and support services requirements in relevant sectors.

13. CWP Office to assist with LED

Tesselaarsdal similar to all the other towns, will be incorporated into this process to compile a development plan within the broader municipal context, looking at meaningful economic interventions, to harness job opportunities and enhance quality.

14. CWP

The CWP is a CoGTA initiative. The municipality currently does not have the financial means to address the need identified. Further interventions will be discussed and will be communicated accordingly.

15. Litter Drums

Already in process. Budget set for new financial year. Different options being considered.

16. Domestic Water System

The purification plant has sufficient capacity to treat both the ground and surface water. This is evident in all the water reticulation results, in other words the plant is fulfilling the design capacity of purifying the water to SANS241 standard. The problems we experienced previously was storage capacity of the purified water, this has been addressed by constructing a new reservoir. The next phase will be to design and plan the new pipeline to Bithoeskloof. Thereafter the construction of the new pipeline will commence in 20/21.

We thank you for your comments and want to ensure that the government is doing its utmost to improve sustainability and minimize costs.

Sincerely

Mr. G Matthyse
Municipal Manager